

Trumbull High School Building Committee
MINUTES
November 10, 2010

Call to Order: The Chairman, Mr. Nugent called the meeting to order at 7:04 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Mr. Jenkins (arrived at 8:04 p.m.), Mr. Meisner, Mr. McCabe, Mr. Nugent, Mr. Preusch, Mr. Ronnow, (arrived at 7:23 p.m.) and Ms. Timpanelli.

Absent: Mr. Lemay.

Also Present: Mr. A. Barbarotta of AFB, Mr. J. Barbarotta of AFB, Greg Smolley, of JCJ, Stephen Burgess of JCJ, , Brian Holmes of O&G, Randy Swinford of O&G, Tom Walsh of AP Construction, Mr. George Wiles of Wiles Architecture, Mr. Craig Wiles of Wiles Architecture, Mr. Peter Horton Music Director of THS.

Approval of Minutes:

Moved by Mr. McCabe, seconded by Ms. Timpanelli to amend the October 27, 2010 meeting minutes to read as on page 3, that the FF&E products would be specified by item and model numbers, therefore the quality of products shipped would be the exact same product and quality if bid, and on page 1, the number to read as, "\$755.500".

VOTE: Motion to amend carried unanimously.

Mr. Chiemelowski moved seconded by Mr. McCabe to approve the Oct. 27, 2010 meeting minutes as amended.

VOTE: Motion carried 8-0-1 (Abstentions: Flynn).

Mr. Horton described for the building committee the Forte acoustical shell panels, there are 11 panels in total: 5 that are 16-17', 2 at 18', 2 at 19' and 2 at 20' high. Three fall from the ceiling so that sound goes out to the audience. Most new facilities are now using these acoustical shells. The cost of the Wenger Forte is \$95-\$96,000. The total price of the 11 panels, 3 ceiling panels and the new grand piano (Yamaha piano) is \$140,000 to \$150,000. The riggings are \$60,000 in total (\$20,000 each, there are 3 total).

Total estimate is approximately \$200,000.

The original included in the budget was \$56,000 (Wenger Classics). The original included just a limited amount of panels and the ceiling shell, it was not intended to be used in an auditorium of this size.

Mr. Smolley clarified that the length of the panels determines the cost. The proposed panels are 6' wide and 47' in length. Mr. Horton added that the lighting will fit between the panels.

Mr. A. Barbarotta and Mr. Burgess confirmed that the acoustical shell package including the piano would be reimbursable at the full rate.

Mr. Horton described how the panels would be stored on the stage; there is room for 2 against the back wall (behind the curtain). The panels would be 54"-56" off the wall, the curtain will cover them although they will move the curtain out approximately 2". There are other towns in the area that have this acoustical shell such as Plainfield, Wilton, Harrison, N.J and possibly Manchester, CT. The storage of the towers would be permanent on the stage. Mr. Smolley will get the CAD drawings from Wenger. Mr. Horton noted that from day one of planning the auditorium the shells and panels had been discussed. The choral risers would be moved into the auditorium but stored in the choral area. The original acoustical shell included a 4' panel and shell.

Mr. Smolley noted that from the southwest region of the state towards our area the trend is to build auditoriums with these types of acoustical shells. Mr. Smolley stated based on owner's meeting minutes in 2007 there had been no mention of this type of acoustical shell, in early 2008 there is mention of a shell and in June 2008 there was more discussion of the shell. \$56,000 had been included in the budget for this item. There is no additional electric needed; only the additional cost is for the shell. Wenger owns the market; there are no acceptable or equal products in the market for this item. The shell is typically included in the FF&E package. During the process of purchasing the item is when Mr. Horton notified them that the item was not the one the department was anticipating.

The consensus of the Trumbull High School Building Committee was to support the Mr. Horton's acoustical shell proposal in the amount of \$161,000.

Mr. A. Barbarotta reported that they had gone to the state with the first phase of the FF&E package and are currently working on the comments. There is a good chance that they will be able to occupy the administrative suite in December 2010, but are preparing a February plan just in case.

Mr. Swinford reported that they are currently working in the administration suite area and are working towards occupancy in December 2010. Phase 1 is down to a few items on the punch list, Phase 1 is 99% complete. Phase 2 is 17% complete. There are 5 PCO's to review. The project will be allowed to be able to open the administration area without the front area complete. The old roof is currently being ripped off. Mr. Barbarotta added that the new boiler room is operational, and is currently burning gas. The new auditorium is in the commissioning process.

Ms. Flynn moved, seconded by Ms. Bivona to approve PCO#41 in the amount of \$15,463 representing the OT/PT additional sink and oven.

VOTE: Motion carried unanimously.

Moved by Ms. Bivona, seconded by Mr. Chiemelowski to approve PCO#42 at no cost to the owner representing tile work and demo.

There was an allowance in the tile contract and has now been moved to the general trades.

VOTE: Motion carried unanimously.

Moved by Ms. Flynn seconded by Mr. Doyle to approve PCO#43 in the amount of \$11,372 representing 18 bollards-steel posts around transformer at the front of the building and near the additional rear parking area, this item was required by the utility company.

The bollards are to ensure that no one runs into the posts or the transformers. Mr. Swinford was able to negotiate the cost down on this item.

VOTE: Motion carried unanimously.

Mr. Doyle moved, seconded by Ms. Timpanelli to approve PCO#44 representing site work-asphalt-loading dock access excavation in the amount of \$6,608.

All will be overlayed at the end of the project if approved to do so. The preparation of the area is compacting and coating.

VOTE: Motion carried unanimously.

Mr. Meisner moved, seconded by Mr. Ronnow to approve PCO#46 in the amount of zero dollars representing temporary heating in the amount of \$8,110 overage, this amount will be taken out of the CM contingency.

Mr. Swinford noted that any additional temporary heating will come from the HVAC contract from here on.

VOTE: Motion carried unanimously.

Mr. Meisner moved, seconded by Ms. Bivona to approve the Diversified Technologies proposal for testing in the amount of \$17,825.

Mr. Burgess and Mr. A Barbarotta reported that a Phase 2 assessment of the soil is required to qualify for LEED. The probability for the project to achieve LEED Silver is very favorable. It will be necessary to monitor and test the ground water, there is an area where the oil tank overflowed. There are two other 1,000 gallon oil tanks one of which was the shop's waste oil tank. There is an area where the track washed away that needs to be tested as well. The perimeter of the building will have hand auger samples taken by DTC. The high school is built on a former agriculture site, the property will have to be tested for pesticides. The cost of the proposed work is \$17,825.00. The Chair noted that all of the events were historical. Mr. Burgess explained that the testing is part of LEED, if not done the project would lose LEED points. Mr. Smolley stated that there are six points for the site; if three are lost LEED Silver would be lost. Pesticides have a half life of 45-50 years.

Mr. Jenkins arrived at 8:04 p.m.

Mr. A. Barbarotta stated that there has been some known contamination and that remediation had taken place less than 5 years ago. The oil tanks had no over flow protection in place. The clean-up would cost approximately \$10,000. PCB's may be in

the window and concrete caulk, it will be less expensive to test the soil than the potential sources of the contaminants.

Mr. Burgess confirmed that the testing and remediation is reimbursable.

Mr. A. Barbarotta confirmed for the Chair that the old oil tank has been removed and the new oil tank does have over-flow protection.

VOTE: Motion approved unanimously.

Mr. Smolley distributed and reviewed with the building committee the revised JCJ design of the concession stand. This design represents only a new concession stand. There would be new runs of water & gas off the building, the site cost is \$55,000 which includes utilities and the pad in front of the building. The building shell is block with pitched shingled roof with an estimated cost of \$180,000. The MEP (heating and ventilation) would have an estimated cost of \$11,000 for heat and \$82,000 for plumbing. The food program is estimated at \$45-\$52,000. The total of this design is \$344,000 for the base building with site costs at \$55,000, bringing the total Construction Cost Estimate for this design to \$399,000; total cost at \$465,000.

The facility would be able to be shut down in the winter and would be reimbursable at the full rate.

The revised Wiles design of the new concession, existing concession stand, ticket booth and bathrooms was reviewed with the building committee. The estimated construction cost of this design is approximately \$600,000.

Mr. Meisner spoke in favor of the revised design including new concession, existing concession stand, ticket booth and bathrooms.

Mr. Chiemelewski spoke in favor the new concession, existing concession stand, ticket booth and bathrooms as well.

Mr. Meisner suggested including the Booster Club; fundraising may be necessary.

The building committee discussed both designs at length.

Mr. Smolley summarized the options as:

- The least would be to lock up the existing concession stand and to abandon the building.
- \$200,000 for either the concession stand or bathroom.
- \$400,000 for both the concession stand and bathrooms.
- \$600,000 for ticket booth, old concession stand, kitchen and bathrooms.

Mr. George Wiles stated that the \$27,000 design contingency should be removed from the cost estimate as well as the cost for moving the building at \$40-\$50,000; bringing the total amount to reduce the total construction cost estimate by \$75,000, bringing the total estimation down to \$616,213.00.

Mr. Chiemelewski moved, seconded by Ms. Flynn to approve the ticket booth, renovation of the existing concession stand and bathrooms design as presented at this meeting.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Timpanelli to approve the JCJ Inv. #4 in the amount of \$8,537.01 representing professional services & reimbursable(s) from Oct. 01-2010 through Oct. 31, 2010.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Mr. Doyle to approve the JCJ Invoice # 25 in the amount of \$21,510.94, representing professional services, consultants & reimbursable(s) from October 01, 2010 through October 31, 2010.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the O&G the certified App#16 in the amount of \$1,560,392.00 dated through the period of Oct. 31, 2010.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Timpanelli to approve the AMC Environmental, LLC invoice #A111003 in the amount of \$2,598.25 representing project monitoring at Trumbull High school – Data Room date of Service – Saturday, October 23, 2010.

VOTE: Motion carried unanimously.

The Merritt copying invoice in the amount of \$6,647.00 had been previously approved by the building committee, it has been confirmed that the invoice had not been paid by the town, therefore the town requested a signed copy by the Chair in order to remit payment. The Chair agreed.

The next schedule Trumbull High School Building Committee meeting is on **Wednesday**, December 8, 2010 at 7:00 p.m. to be held at the **Helen Plumb Building**.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 9:06 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk